



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
BOARD OF STATE EXAMINERS OF PLUMBERS
AND GAS FITTERS

1000 Washington Street • Boston • Massachusetts • 02118

JOHN C. CHAPMAN
UNDERSECRETARY OF
CONSUMER AFFAIRS AND
BUSINESS REGULATION

CHARLES BORSTEL
DIRECTOR, DIVISION OF
PROFESSIONAL LICENSURE

DECEMBER 28, 2016 BOARD MEETING MINUTES

MEMBERS	APPOINTMENT	PRESENT	ABSENT
Mr. Paul Kennedy Sr.	Chairman, Journeyman Gasfitter		✓
Mr. Joseph McNamee	Member, Master Gas Fitter	✓	
Mr. Bahig A. Kaldas, P. E.	Member, Plumbing Engineer	✓	
Open Seat	Consumer Member		
Joseph V. Waskiewicz	Member, Master Plumber		✓
Ms. Ruth Alfasso	Member, Dept. of Public Health	✓	
Mr. John Cruz	Member, LP Installer	✓	
Mr. Harold Knight	Member, Journeyman Plumber	✓	
Mr. Dan Kilburn	Member, Public Safety	✓	

9:00 A.M. AGENDA REVIEW: By Chairman Paul Kennedy

- Emergency Egress and Cell Phone Policy

9:05 A.M.: APPROVAL OF PREVIOUS MEETING MINUTES:

- The December 7, 2016 Board Meeting Minutes

A motion was made to approve the minutes by Mr. Knight and seconded by Ms. Alfasso.

Result: Unanimous

- The December 7, 2016 Executive Session Meeting Minutes

A motion was made to approve the minutes by Mr. Kaldas and seconded by Mr. Knight.

Result: Unanimous

VOCATIONAL SCHOOL PROJECT(S)

V1) J.P. KEEFE TECHNICAL HIGH SCHOOL – 750 WINTER STREET - FRAMINGHAM

Habitat for Humanity: New Home at 68 Chamberlain Street, Holliston. Work to include plumbing and gas fitting.

As this is a residential project, the applicant is not required to attend

A motion was made to approve this project by Mr. Knight and seconded by Mr. Cruz

Result: Unanimous



VARIANCES

PV103 – HUNGRY MOTHER RESTAURANT – 233 CARDINAL MEDEIROS AVE - CAMBRIDGE

The Petitioner, Doug Anderson is seeking a variance from 248 CMR 10.10 (18) to allow the installation of one unisex ADA compliant rest room and one unisex non-ADA compliant rest room. The Cambridge Board of health has been properly petitioned.

Meeting Notes: Restaurant is about 1200 square feet. Rest rooms are on the upper level of the rest rooms and neither are accessible. There are only 67 seats in the restaurant. Usually 5 employees will be working at one time.

A motion was made to allow one unisex handicap accessible single user rest room and one single user unisex non accessible rest room by Mr. Kilburn and seconded by Mr. Knight.

Result: Unanimous

PV142 – SAL’S PIZZA – 205 L STREET – SOUTH BOSTON

Rescheduled – Applicant failed to appear on November 30, 2016

The Petitioner, Patrick Garvey is seeking a variance from 248 CMR 10.10 (18). The petitioner states there is no room for a bathroom on the first floor plan. It would not be readily accessible, as noted on the floor plan. The business would have to shut down and jack hammer the slab. The petitioner properly petitioned Boston Inspectional Services.

Meeting Notes: There are 16 seats in the restaurant. The patrons would have to go through the kitchen in order to use the rest room, the Board deferred to health codes/authorities as to this matter and focused on code requirements.

A motion was made to allow the existing rest room to remain by Mr. Kilburn and seconded by Mr. Cruz.

Result: Unanimous

PV150 – GENTLE DENTAL - 350 WINTHROP AVENUE – NORTH ANDOVER

The Petitioner (Brian MacDonald) is applying for a variance from 248 CMR 10.10 (18) Table 1 to remove the installation of men's and women's staff restroom and install one gender neutral staff bath in the building due to lack of available space in the renovated area for proper space required to operate a dental practice with Board of Health was properly petitioned

Meeting Notes: New dental office going into an existing rental space. There are only 5 staff in the building and very limited space. There

A motion was made to allow the installation of one gender neutral single user rest room for staff by Mr. Kilburn and seconded by Ms. Alfasso.

Result: Unanimous

PV169 – RAUZA KUSAINOVA – 3 DAY CIRCLE – WOBURN

The Petitioner (Rauza Kusainova) is requesting a variance from 248 CMR 3.94 to allow the installation of a tub filler that is not listed by the Board. The faucet name is Lavelle wall mount waterfall tub faucet. The Woburn Board of Health was properly petitioned.

A motion was made to allow the installation of this tub filler by Mr. Knight and seconded by Mr. Cruz

Result: Unanimous

PV172 - J JILL 0 100 HUNTINGTON AVENUE – BOSTON

The petitioner (David Heidtke) is seeking a variance from 248 CMR 10.10 (18) (i). Petitioner notes this code section requires two restrooms for the employees. J Jill is a women's clothing store and typically has only 2 employees working at one time, Putting in two restrooms will be a hardship. A second restroom will reduce the sales area. This means less product displayed, less sales and less sales tax. The petitioner states they are willing to stub in for a second restroom so the second restroom can be easily be put in by a future tenant. Boston Inspectional Services was properly petitioned.

A motion was made to allow the installation of one unisex single user rest room for staff with rough plumbing for a future additional rest room by Ms. Alfasso and seconded by Mr. Knight.

Result: Unanimous

PV176 – JIMMY CHOO BOSTON – 100 HUNTINGTON AVENUE – BOSTON

The petitioner is seeking a variance from 248 CMR 10.10 (18) (1) (1) to allow the installation of a single unisex restroom for male and female employees. The applicant properly petitioned Boston Inspectional Services.

A motion was made to allow the installation of one unisex single user rest room for staff with rough plumbing for a future additional rest room by Mr. Knight and seconded by Ms. Alfasso.

Result: Unanimous

PV177 – KNIOPP – 75 MIDDLESEX TURNPIKE – SPACE 1007C - BURLINGTON

The Petitioner (Chad Perry) is seeking a variance for 248 CMR 3.04 to allow the installed non listed sink at this facility to remain. The Petitioner notes the sink was custom made. The Burlington Board of Health was properly petitioned.

Meeting Notes: The sink is not listed but the faucet is approved.

A motion was made to allow the existing unlisted sink just installed by the plumber to remain by Mr. Knight and seconded by Ms. Alfasso.

Result: Unanimous

PV180- LA BODEGA – NEW SALTS, INC. – 21 NICHOLS AVENUE – WATERTOWN

The Petitioner (Gabriel Remer) is seeking a variance from 248 CMR 10.10 (18) Table 1. Mr. Bremer notes the only way that they can get the capacity to where it should be, and reviewing options with the plumbing inspector, is to convert the bathrooms to unisex facilities. The Watertown Board of Health is not opposed to this variance request.

Meeting Notes: The restaurant contains 90 seats and approximately 10 employees.

A motion was made to allow the existing two unisex rest rooms to remain by Ms. Alfasso and seconded by Mr. Kilburn

Result: Unanimous

PV181 – ANCHOR LINE PARTNERSHIP – 200 SMITH STREET - WALTHAM

The Petitioner (Paul Finger) notes the project is the renovation of the former US Mail Sorting & Distribution Facility at this location. Petitioner also notes 248 CMR 10.03 defines “Plumbing” as that portion of the plumbing system consisting of all building drains beginning from a point ten feet outside the inside face of the foundation wall and running into the building structure and shall be installed by a licensed plumber only. In this case the major portion of all piping proposed is greater than ten feet from the foundation wall. Due to the very specific application, a HDPE product is being specified. It is our opinion that as a sub-soil drain which is outside the building envelope, and does not discharge, communicate or convey discharge to the storm or sanitary drainage systems it can be installed by unlicensed personnel. The Board of Health was properly petitioned.

Meeting Notes: The courtyard will have pavers and planters with no poured concrete. They would like to install irrigation piping for the planters and a drip irrigation system. That piping would be polyethylene. After discussing this matter, Board members noted that the piping would fall under the Board’s jurisdiction because it falls within the envelope of the building and is surrounded by three walls.

A motion was made to:

- 1. Since this work was plumbing, a variance would be needed to approve the installation;*
- 2. Allow the piping on the outlet side of the backflow preventer to be non-code compliant but must be sleeved with proper material where it passes through the garage; and*
- 3. Allow the drainage material to also be non-code compliant*

By Mr. Kilburn and seconded by Mr. Knight

Result: Unanimous

PV182 – WORCESTER POLYTEC INSTITUTE – 100 INSTITUTE ROAD – WORCESTER

The Petitioner (Ethan Grossman) is seeking a variance from 248 CMR 10.10 (18) notes the design provides for one single occupant toilet room per floor on floors 1 & 2. In addition the two common toilet rooms to serve the male and female student population. The variance application seeks to use the same single-occupant toilet room to meet the requirement for both male and female faculty and staff, as well as the café staff. The variance also seeks to have the single-occupant toilet room be utilized by students when not in use by faculty/staff to meet WPI's requirement for gender-neutral toilet facilities. The Worcester Inspectional Services was properly petitioned.

Meeting Notes: first 2 floors are academic and a café. The maximum amount of staff at one time would be 10
A motion was made to allow the installation of one unisex staff rest room on the first floor and one on the second floor by Mr. Kaldas and seconded by Ms. Alfasso.

Result: Unanimous

PV183 – ANCHOR LINE PARTNERSHIP – 200 SMITH STREET - WALTHAM

The Petitioner (Gregory Riley) is seeking a variance from 248 CMR 10.06(2) (u) & 10.17(5)9b). The project consists of the complete renovation of the old US Mail Sorting Facility into a multi-tenant building. A portion of the building is being transformed from interior space to an exterior courtyard. The intent of the permeable base is to allow rain water that falls within the limits of the courtyard to drain through the paving system and be absorbed into the earth. This under drain system of perforated piping was planned. This underdrain piping was viewed as an equal system to a foundation drainage system, whereas perforated PVC piping wrapped in filter fabric is used to divert the water to the site storm, drainage system. The Waltham Board of Health was properly petitioned

Meeting Notes: The water that passes through the pavers would drain into this perforated piping system in two sections: inner courtyard and the south section. The piping will be schedule 40 perforated piping.

A motion was made to allow perforated piping in these two locations by Mr. Knight and seconded by Mr. Kaldas

Result: Unanimous

PV184 – AUTOMATED TRANSMISSION – 56 UNION STREET – METHUEN

The Petitioner is seeking relief from 248 CMR 10.09 to not require the installation of floor drains and a gas/oil/water separator. The Petitioner notes the property was purchased two years ago. The building was a repair garage for a local busing company. At some point the floor drains were removed and the floor openings filled with concrete and the entire floor appears to have been sealed. The owner would like to treat the volume of the 'pool' that is created by the floor slab as a containment tank and then clean up spills with a spill kit, or hazardous waste cleanup company if the spill were too large. The Methuen Board of Health was properly petitioned.

Meeting Notes: There are 6 bays at this facility and no floor drains currently. There used to be floor drains but they had been removed some time ago. Mr. Quinlan noted that this has been going on for over 2 years. The applicant has refused to do anything

A motion was made to deny this request by Mr. Cruz and seconded by Mr. Knight

Result: Unanimous

A motion was made to allow the installation of three alternative methods at this location by Mr. Knight and seconded by Mr. Kilburn

Result: Unanimous

PV186 – ACTON FOOD PANTRY – 235 SUMMER ROAD 3205 - BOXBOROUGH

The Petitioner (Rebecca Edson) is seeking relief from 248 CMR 10.10 (18) Table 1 to allow the installation of one unisex accessible toilet room, in lieu of the required two (2). The Boxborough Board of Health was properly petitioned.

Meeting Notes: There would be 32 people maximum working in this area but mostly 2 to 3 people. This is all on one floor with mostly storage area.

A motion was made to allow the installation of one unisex single user rest room by Mr. Kilburn and seconded by Mr. Cruz.

Result: Unanimous

Postponed to 01-04-2017

~~PV191 – VACANT UNITS 10 & 11 – 969 CONCORD STREET – FRAMINGHAM~~

~~The Petitioner (Michael Brossi) is seeking a variance from 248 CMR 10.10 (18) Table 1. He notes 969 Concord Street is a strip mall containing 12 units and was built in 1980. Units 10 and 11, combined into 1 unit (roughly 2,200 square feet), is changing over from business (bank) to business (educational occupancies for students above the 12th grade, requiring a build out with the new tenant having an occupant load of 35. The existing plumbing fixtures two non-handicap bathrooms. The bathroom in unit 10 is at the same level as the rest of the units while the bathroom in unit 11 is on a raised platform requiring 3 steps. The requested variance is to modify un 10's bathroom to be handicap compliant and designate both bathrooms to be gender neutral to satisfy the required plumbing count. The Framingham Board of Health was properly petitioned.~~

PV192 – MED SPRING PARTNER URGENT CARE – 74 PROSPECT STREET – CAMBRIDGE

The Petitioner Keith Rhodes) is seeking a variance from 248 CMR 10.10 (18)(m). Petitioner notes this local walk-in urgent care center has four (4) toilet rooms; one patient toilet room for men, one patient toilet room for women, one staff toilet room and one drug screening toilet room. The center will be staffed by a maximum of seven (7) employees. They are asking that the requirement to have both a male and female employee toilet room for this small work force be waived and ask for approval that a single "unisex" toilet room be provided meeting the requirements of 248 CMR Section 10.10(18)(m) and as allowed in subsection (3). The Cambridge Board of Health was properly petitioned.

Meeting Notes: This is a walk in urgent care facility. The total occupants would be 36. There will be a maximum of seven employees at one time

A motion was made to allow the installation of one unisex single user rest room for staff by Ms. Alfasso and seconded by Mr. Knight.

Result: Unanimous

PV193 – WORLD WIDE CHURCH – 74 LORING DRIVE – FRAMINGHAM

The Petitioner (Carlos Lanzi) is seeking a variance from 248 CMR 10.10 (18) in the building which totals about 30,000 square feet. One third of that is the sanctuary portion. The remainder of the building is accessory rooms, like classrooms, baths, offices etc. The only public we have is the public that at the sanctuary. The petitioner seeks this variance because they do not use the entire building and fixtures we have will justify the code compliance. The Framingham Board of Health was properly petitioned.

Meeting Notes: There are about 400 members of the church. Never more than 200 parishioners at one time.

A motion was made to allow the installation of restrooms as noted on the plans based on occupancy of 1000 people by Ms. Alfasso and seconded by Mr. Kilburn.

Result: Unanimous

FYI – Board Delegated Staff Approvals – Board Vote Not Required**Shower requirements waiver in medical and office buildings**

DA PV151 – GENTLE DENTAL – 350 WINTHROP AVENUE – NORTH ANDOVER

DA PV173 – LAWRENCE GENERAL HOSPITAL – 147 PALMER STREET – METHUEN

DA PV185 – SANDLER DENTAL – 386 MERRIMAC STREET - METHUEN

Floor drains and gas/oil/sand separator waiver when installing permanent bollard(s).

DA PV174 – QUAD GRAPHICS – 110 COMMERCE WAY - WOBURN

DA PV178 – VICTORY MARBLE & GRANITE – 70 FREMONT STREET - BURLINGTON

Full Authorization for operation of unlisted gas equipment.

DAG214 – EVERSOURCE ENERGY – 25 QUINSIGAMOND AVENUE – WORCESTER

DAG215 – EVERSOURCE ENERGY – 273 SUMMER STREET - PLYMOUTH

DAG216 – EVERSOURCE ENERGY – 157 CORDAVILLE ROAD - SOUTHBOROUGH

DAG170 – DEMARTIN - 68 MANSUR STREET - LOWELL

DAGV1665 – HAATZ CORPORATION – 87 HAYWARD ROAD – ACTON

DAGV32 – HAATZ CORPORATION – 87 HAYWARD ROAD – ACTON

Alternative method for small installations - gas/oil/sand separator

DAPV187 – MARLBOROUGH MAINTENANCE FACILITY – 88 D'ANGELO DR – MARLBOROUGH

ADJOURNMENT

A motion was made to adjourn the meeting at approximately 10:55am by Mr. Knight and seconded by Mr. Cruz
Results: Unanimous

LIST OF DOCUMENTS USED:

1. Meeting agenda
2. Minutes from prior meeting
3. Variance applications for above referenced agenda items

Respectfully Submitted By;

Wayne E. Thomas

Wayne E. Thomas, Executive Director
Board of Examiners of Plumbers and Gasfitters

Respectfully Authorized by;

Paul Kennedy, Sr.,

Paul Kennedy Sr., Chairman
Board of Examiners of Plumbers and Gasfitters